

CITY OF MUSKEGON  
PLANNING COMMISSION  
SPECIAL MEETING  
MINUTES

**November 12, 2015**

Vice Chairman B. Larson called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, B. Smith, S. Gawron

MEMBERS ABSENT: F. Peterson, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: C. Nass, 2011 Lake Ave.

APPROVAL OF MINUTES

A motion that the minutes of the special meeting of October 15, 2015 be approved, was made by J. Montgomery-Keast, supported by L. Spataro and unanimously approved.

T. Michalski arrived at 4:03 p.m. and took over as Chairman.

PUBLIC HEARINGS

**Hearing, Case 2015-20:** Request for a rezoning from B-2, Convenience & Comparison Business district to B-4, General Business District at 962 W Sherman Blvd, by MJK Properties. M. Franzak presented the staff report. The subject parcel is 4.47 acres and is "T"-shaped, with a private drive that leads back to the building, which is set back from the road about 450 feet. The building is roughly 12,240 square feet. Current tenants include Pack n' Ship and an Alcoholics Anonymous meeting place along with some vacant units. The new owner would add a storage facility to the property; however, storage is not an allowed use in B-2 districts. Therefore, he is requesting a change in zoning to B-4. There are still several acres of vacant developable land on this parcel, although no new buildings or additions are being proposed at this time. Sherman Boulevard is considered a major street and is the appropriate place for a B-4 district. The preamble to the B-4 district states: "Placement along presently developed major traffic arteries prevents the conflict of traffic and pedestrian movement since the General Business District is characterized by a minimum of pedestrian flow." Notifications were sent to properties within 300 feet of this property and staff has not received any comments at the time of this writing.

B. Larson asked if the current driveway leading to the property could handle the additional traffic. M. Franzak stated that he wasn't aware of any issues with it.

B. Mazade arrived at 4:05 p.m.

J. Montgomery-Keast asked if anyone had looked at the Ruddiman Creek environmental assessment to check for any issues, since the creek ran through or near the property. M. Franzak

stated that he had not, but that the applicant would be required to submit a stormwater management plan. J. Doyle asked what the plan was for the current building. C. Noss stated that they planned to further develop the vacant parcels in the current space, then build a new building which would be used for heated RV storage.

A motion to close the public hearing was made by J. Doyle, supported by L. Spataro and unanimously approved.

A motion that the request to rezone the property located at 962 West Sherman Blvd. from B-2, Convenience & Comparison district to B-4, General Business district, as described in the public notice, be recommended for approval to the City Commission was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved.

**Hearing, Case 2015-21:** Staff-initiated request to rezone 53 Bank St, 59 Bank St, 151 N Causeway, a portion of 401 N Causeway and a portion of 131 N Causeway from I-2, General Industrial district to WI-PUD, Waterfront Industrial Planned Unit Development district. M. Franzak presented the staff report. These five parcels are located at the northeastern end of Muskegon Lake and are utilized by Consumers Power for their operations: 53 Bank St is owned by Consumers and measures 1.05 acres; 151 N Causeway is owned by Consumers and measures 82.31 acres; 59 Bank St is owned by Consumers and is 25.65 acres; 131 N Causeway is owned by the State of Michigan and a small portion of the parcel is zoned I-2; and 401 N Causeway is owned by Muskegon County with only a small portion of its 49.58 acres zoned I-2. There are also adjacent parcels located in the City of North Muskegon that are utilized by Consumers. Staff is recommending rezoning these parcels to WI-PUD because it follows the recommendations of the City's Master Land Use Plan to move all port activity to the east end of Muskegon Lake. This rezoning will ensure that any future project will have to utilize the port. Manufacturing which is dependent on port activity is allowed in the WI-PUD district; manufacturing not dependent on port activity is not. Also, all projects located in WI-PUD districts must be approved by the Planning Commission. This will give the City the ability to regulate certain outdoor uses (i.e. outdoor storage) and minimize the blight that may be associated with such uses. Consumers Power currently leases 59 Bank St to Verplank Dock for aggregate shipping/storage. This is an allowed use in WI-PUD zones and the rezoning will not make it a non-conforming use. Staff notified all properties within 300 feet of the subject parcels and has not received any comments. Consumers Power is in agreement with the rezoning and it is actually part of an agreement they have with the City in order to let some of the foundations remain as the buildings are demolished.

Staff and board members discussed the permitted uses in the district. M. Franzak stated that even those uses allowed by right would still require Planning Commission approval, and any manufacturing use would be required to utilize the port.

A motion to close the public hearing was made by L. Spataro, supported by B. Larson and unanimously approved.

A motion that the request to rezone 53 Bank St, 59 Bank St, 151 N Causeway, a portion of 401 N Causeway and a portion of 131 N Causeway from I-2, General Industrial district to WI-PUD, Waterfront Industrial Planned Unit Development district, as described in the public notice, be recommended to the City Commission for approval was made by L. Spataro, supported by S. Gawron and unanimously approved.

## NEW BUSINESS

None

## OLD BUSINESS

None

## OTHER

Storage unit facility on Barclay Ave. J. Doyle stated that when the Planning Commission approve the site plan for the storage units on Barclay Ave. near Sherman, there was a requirement to have sidewalks installed on the property. That has not been done. M. Franzak stated that he would look into this.

Third Street development T. Michalski asked about the status of the proposed non-profit grocery store on Third St. on the former Matson car lot property. M. Franzak stated that he had not received any plans for it. L. Spataro stated that the group had been unable to raise the necessary funds.

There being no further business, the meeting was adjourned at 4:16 p.m.